

NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOW ON THIS SUBDIVISION PLAT, ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS ON CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES(NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.0000000.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNERS EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREETS PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONE UNIT ADDITIONAL SPACE SHALL BE PROVIDED.
- AREAS DESIGNATED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF PROPERTY IN THE SUBDIVISION.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SYSTEMS.
- LOTS 15, 16 AND 17, BLOCK 4 ARE DENIED DIRECT VEHICULAR ACCESS TO PAPADOSA STREET.

I, MILTON RAHMAN, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS COURT AND THAT IT COMPLIES OR WILL COMPLY WITH THE APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW, AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

MILTON RAHMAN, P.E.  
COUNTY ENGINEER

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ANDERSON VILLAS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: MARTHA L. STEIN, CHAIR

BY: MARGARET WALLACE BROWN, AICP, CNU-A  
SECRETARY

OR  
BY: M. SONNY GARZA, VICE CHAIR

STATE OF TEXAS  
COUNTY OF HARRIS

I, PROSPERITY BANK, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ANDERSON VILLAS, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NUMBER RP-2020-68812 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

KELLY COLLINS,  
PROSPERITY BANK PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KELLY COLLINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR  
HARRIS COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

Parcel Line Table		
Line #	Length	Direction
L1	61.12'	S 27°34'26" E
L2	10.90'	S 14°14'42" W
L3	28.21'	S 47°19'51" E
L4	28.26'	N 42°28'36" E
L5	23.39'	N 27°34'26" W

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	17.45'	40.00'	25.00'	N 15°04'26" W
C2	17.45'	40.00'	25.00'	N 15°04'26" W
C3	23.48'	80.00'	16.82'	N 5°50'08" E
C4	23.48'	80.00'	16.82'	S 5°50'08" W
C5	18.85'	12.00'	90.00'	N 47°34'28" W
C6	60.98'	29.00'	120.49'	S 32°19'50" E
C7	13.30'	25.00'	30.49'	N 12°40'10" E
C8	7.85'	5.00'	90.00'	S 42°25'34" W
C9	28.10'	14.00'	115.00'	N 29°55'34" E
C10	21.99'	14.00'	90.00'	N 47°34'26" W
C11	21.99'	14.00'	90.00'	N 42°25'34" E
C12	21.99'	14.00'	90.00'	S 47°34'26" E
C13	21.99'	14.00'	90.00'	S 42°25'34" W
C14	21.99'	14.00'	90.00'	N 47°34'26" W
C15	21.99'	14.00'	90.00'	N 42°25'34" E
C16	21.99'	14.00'	90.00'	S 47°34'26" E
C17	21.99'	14.00'	90.00'	S 42°25'34" W
C18	7.85'	5.00'	90.00'	N 42°25'34" E
C19	8.08'	5.00'	92.57'	S 46°17'26" E
C20	7.64'	5.00'	87.60'	S 43°47'25" W
C21	41.45'	95.00'	25.00'	N 15°04'26" E

BLOCK 1		
LOTS	SQ. FT.	ACREAGE
LOT 1	3,416	0.078
LOT 2	3,396	0.078
LOT 3	3,179	0.073
LOT 4	2,761	0.063
LOT 5	2,432	0.056
LOT 6	2,400	0.055
LOT 7	2,400	0.055
LOT 8	2,400	0.055
LOT 9	2,400	0.055
LOT 10	2,400	0.055
LOT 11	2,400	0.055
LOT 12	2,400	0.055
LOT 13	2,400	0.055
LOT 14	2,400	0.055
LOT 15	2,400	0.055
LOT 16	2,404	0.055
LOT 17	2,539	0.058
LOT 18	2,693	0.062

BLOCK 3		
LOTS	SQ. FT.	ACREAGE
LOT 1	2,400	0.055
LOT 2	2,400	0.055
LOT 3	2,400	0.055
LOT 4	2,400	0.055
LOT 5	2,400	0.055
LOT 6	2,400	0.055
LOT 7	2,400	0.055
LOT 8	2,400	0.055
LOT 9	2,400	0.055
LOT 10	2,400	0.055
LOT 11	2,400	0.055
LOT 12	2,400	0.055
LOT 13	2,400	0.055
LOT 14	2,400	0.055
LOT 15	2,400	0.055
LOT 16	2,400	0.055
LOT 17	2,400	0.055
LOT 18	2,400	0.055

RESTRICTED RESERVES		
RESERVE	SQ. FT.	ACREAGE
A	42,434	0.974
B	21,086	0.484
C	2,255	0.052
D	2,156	0.049
E	2,156	0.049
F	2,156	0.049
G	2,156	0.049
H	9,163	0.210
I	929	0.021
J	5,310	0.122

BLOCK 2		
LOTS	SQ. FT.	ACREAGE
LOT 1	2,400	0.055
LOT 2	2,400	0.055
LOT 3	2,400	0.055
LOT 4	2,400	0.055
LOT 5	2,400	0.055
LOT 6	2,400	0.055
LOT 7	2,400	0.055
LOT 8	2,400	0.055
LOT 9	2,400	0.055
LOT 10	2,400	0.055
LOT 11	2,400	0.055
LOT 12	2,400	0.055
LOT 13	2,400	0.055
LOT 14	2,400	0.055
LOT 15	2,400	0.055
LOT 16	2,400	0.055
LOT 17	2,400	0.055
LOT 18	2,400	0.055

BLOCK 1		
LOTS	SQ. FT.	ACREAGE
LOT 1	2,276	0.052
LOT 2	2,381	0.055
LOT 3	2,398	0.055
LOT 4	2,398	0.055
LOT 5	2,398	0.055
LOT 6	2,399	0.055
LOT 7	2,399	0.055
LOT 8	2,399	0.055
LOT 9	2,400	0.055
LOT 10	2,400	0.055
LOT 11	2,396	0.055
LOT 12	2,226	0.051

LOT 13	2,481	0.057
LOT 14	2,480	0.057
LOT 15	2,480	0.057
LOT 16	2,480	0.057
LOT 17	2,480	0.057
LOT 18	2,480	0.057
LOT 19	2,480	0.057
LOT 20	2,480	0.057
LOT 21	2,480	0.057
LOT 22	2,480	0.057
LOT 23	2,480	0.057
LOT 24	2,480	0.057

STATE OF TEXAS  
COUNTY OF HARRIS

I, TECHPRO PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH HEREINAFTER REFERRED TO AS OWNER OF THE 8.884 ACRE TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF ANDERSON VILLAS, DO HEREBY MAKE AND ESTABLISH SUCH SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DIRECTIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF PUBLIC PERMANENT, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED, AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTAL THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNER DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS REPLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNER DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OR DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNER DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER DO HEREBY CERTIFY THAT THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS, WE FURTHER CERTIFY THAT NOT PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH, OR WILL COMPLY WITH, EXISTING HARRIS COUNTY ROAD LAW, SECTION 61-C AS AMENDED BY CHAPTER 614, ACTS OF 1973, 63RD LEGISLATURE AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, THE TECHPRO PROPERTIES LLC, A LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH MILLIL, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TECHPRO PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

JOSEPH MILLIL, PRESIDENT.

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOSEPH MILLIL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

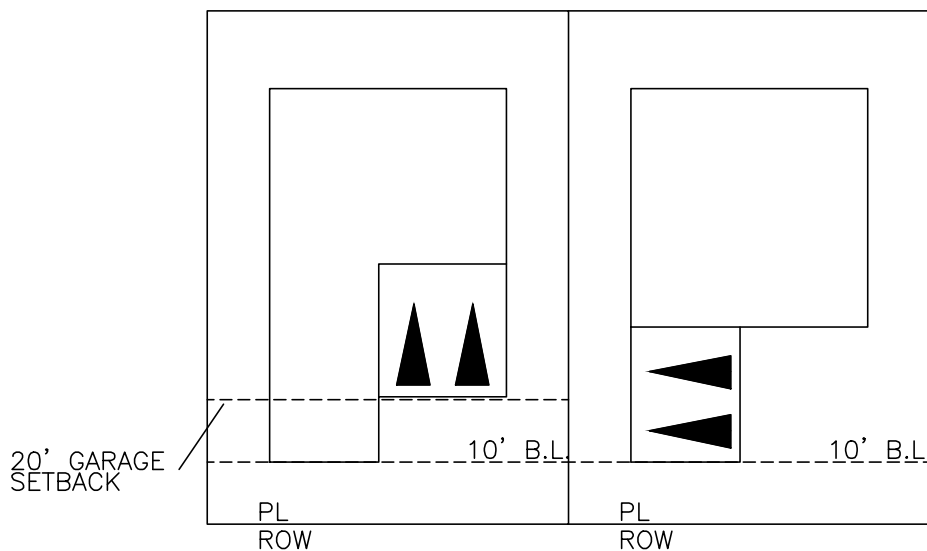
GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR  
HARRIS COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

LEGEND

R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
I.R.	IRON ROD
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
FND.	FOUND
I.R.	IRON ROD
FNC.	FENCE
WD.	WOOD
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
SW	SIDEWALK
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
O.P.R.O.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
H.C.M.R.	HARRIS COUNTY MAP RECORDS
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
ROW	RIGHT OF WAY
SQ.FT.	SQUARE FOOT

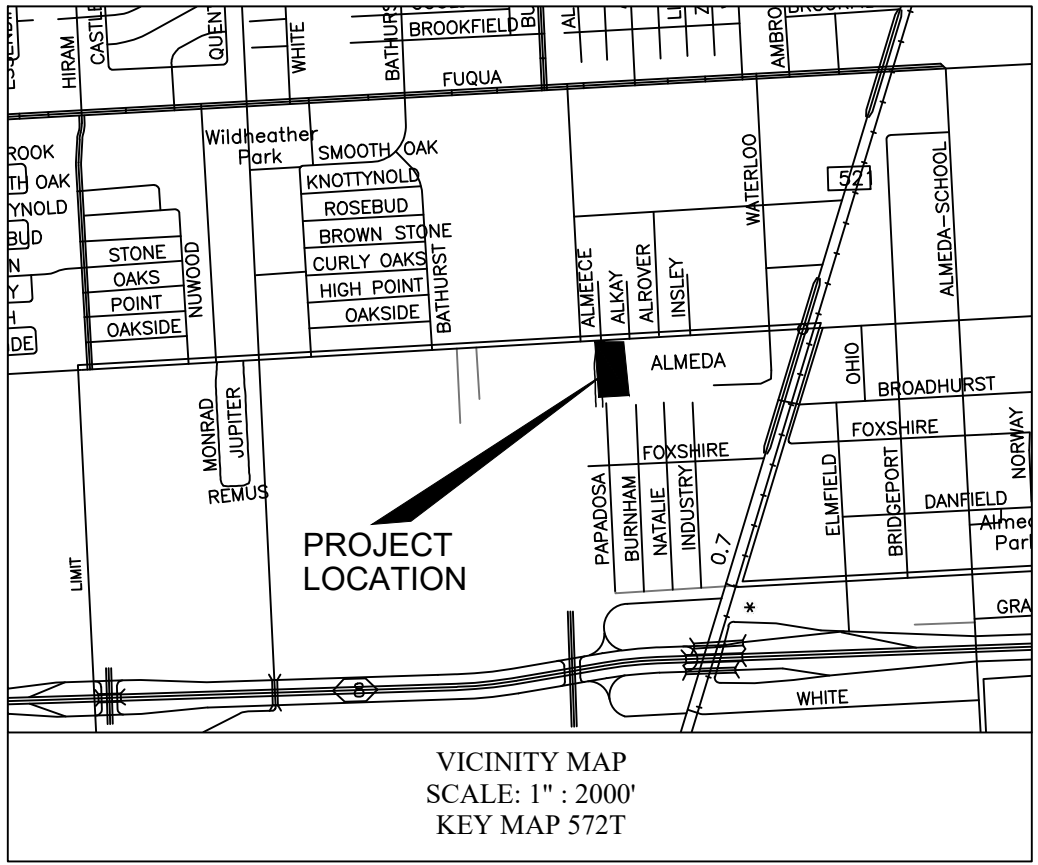
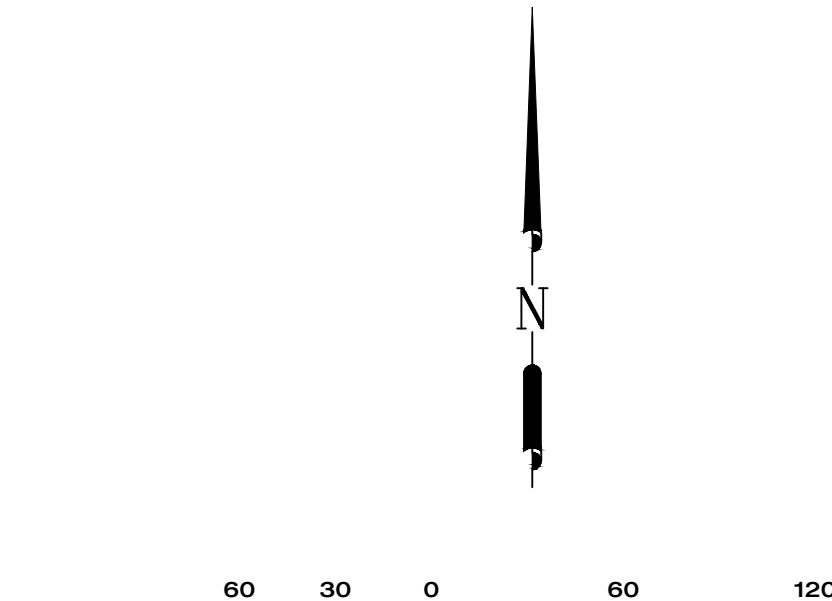


COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA	
A. TOTAL NUMBER OF LOTS < 3500 SF:	78
B. TOTAL AREA OF LOTS < 3500 SF:	191451
C. AVERAGE LOT SIZE < 5000 SF: (B/A):	2454.50
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C)	600.00
E. COMPENSATING OPEN SPACE REQUIRED (A x D):	46800
F. TOTAL ARE COMPENSATING OPEN SPACE PROVIDED:	47367

I, MOHAMMED OMAR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS (3/8") OF AN INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



MOHAMMED OMAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5915



I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERK OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON \_\_\_\_\_, 2022 BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

TENESHA HUDSPETH  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

I, TENESHA HUDSPETH, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND AT FILM CODE NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE AT HOUSTON, HARRIS COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHA HUDSPETH  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

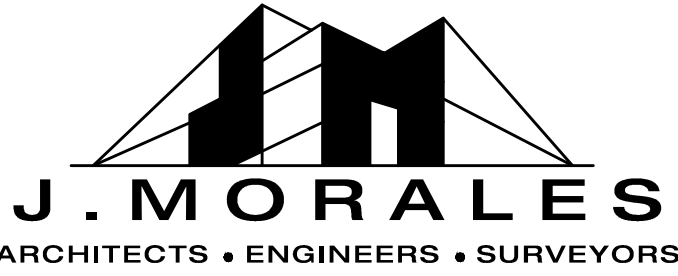
## ANDERSON VILLAS

A SUBDIVISION OF 8.884 ACRES (386,995 SQ. FT.) BEING OUT OF LOTS 1 & 2, BLOCK 21, FRUITLAND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 46 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT : TO CREATE 78 RESIDENTIAL LOTS AND 10 RESERVES

APRIL, 2022  
78 LOTS, 5 BLOCKS, 10 RESERVES

OWNER:  
TECHPRO PROPERTIES, LLC,  
2616 S LOOP W FWY #580  
HOUSTON, TEXAS 77506  
HARRIS



102 Munger Street  
Houston, Texas 77506  
(O) 713.947.6606  
jmoralesinc.com

T.B.A.E. FIRM NO. BR2942  
T.B.P.E. FIRM NO. F-004636  
T.B.P.L.S. FIRM NO. 10039400  
HUB-MBE-SBE CERTIFIED